



Planning Statement

Langdale Mews, Langdale Avenue,
Levenshulme, M19 3NT

City Planning Limited
on behalf of **HSPG**

October 2024

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1. INTRODUCTION

1.1 This report is submitted on behalf of HSPG (“**the Applicant**”) and accompanies a planning application for the redevelopment of Langdale Mews, Langdale Avenue, Manchester (“**the Site**”)

1.2 The planning application seeks planning permission for the following development (“**the Proposed Development**”):

“Erection of a three storey side extension with accommodation in the roof to provide three flats (3x1-beds) with associated bin store, marked parking area and outdoor pergola for residents.”

1.3 This planning application (LPA ref: 139692/FO/2024) is a re-submission of an application that was refused planning permission on 11th June 2024 for the following two reasons:

1. The proposed extension by reason of its siting, scale and mass, coupled with its relationship with neighbouring residential occupiers along Delamere Road, would have an overbearing and over-dominant impact, whilst lead to the overshadowing of these properties and associated rear garden areas. As such, the proposed development would have a harmful impact to residential amenity, contrary to save policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2. The design of the proposed extension, which includes a higher roof ridge and an element which projects beyond the plane of the existing building to the front, fails to create a satisfactory level of design. The proposed extension would result in a building of an unbalanced appearance, with inconsistent detailing, at odds with the characteristics of the existing building. This in turn would be harmful to visual amenity, contrary to policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

1.4 The Proposed Development has taken on board these reasons for refusal. The development has been scaled back, thereby reducing the impact on neighbouring properties and providing evidence to demonstrate that the impact is not material. The development is also in keeping with the existing building and is therefore acceptable in design terms.

1.5 This planning submission is accompanied by the following information:

- Complete set of planning application drawings, prepared by P4B Architecture.
- Developed Design Document (Design and Access Statement) prepared by P4B Architecture.
- Overshadowing Assessment prepared by PEC.
- Bio-diversity Net Gain Assessment prepared by Wild Natured.
- Proposed Habitats Plan

1.6 For ease of reference, this Planning Statement is structured in the following way:

Section 2: Site and Surrounding Area – Provides a detailed description of the internal and external elements of the Site. It also has regard to the surrounding area in terms of land use, building heights and proximity to local infrastructure.

Section 3: Planning History – Sets out the planning history of the Site

Section 4: Planning Policy – Outlines the development plan for the Site and relevant planning designations.

Section 5: Proposed Development – Describes the principal elements of the Proposed Development, namely the creation of three flats, as well as other minor alterations;

Section 6: Planning Considerations – Discusses the material planning issues and development plan policies that are relevant when considering the merits of the Proposed Development

Section 7: Conclusions – Sets out our conclusions

2. SITE & SURROUNDING AREA

The Site

- 2.1 This section should be read in conjunction with the Developed Design (“**DAS**”) document prepared by P4BA.
- 2.2 The Site is a three-storey block of flats with accommodation in the roof facilitated by way of small dormer roof extensions. It is situated at the western end of Langdale Road, which is residential cul-de-sac. The front elevation is broken up with bay-windows that protrude at ground, first and second floors and entrances with porches at ground floor level, as shown in Figure 1.

Figure 1 – Front Elevation of Langdale Mews



- 2.3 Internally, the Site consist of four two-bed flats at ground, first and second floors, with four one-bed flats at roof level.
- 2.4 Opposite the building there is existing car parking and informal waste area. Along the northern boundary of the Site is soft landscaping.

The Surrounding Area

- 2.5 The immediate area to the north, east south and west is residential in character and land use. To the north of the Site is a ginnel which provides pedestrian access from Gorden Avenue to the east of the Site and Stockport Road (A6) to the west. Stockport Road is a busy A-road running from Manchester through to Stockport and beyond to Marple. Stockport Road consists of commercial buildings including restaurants, convenience stores and a Tesco Supermarkets. It also provides bus services to and from Manchester, Stockport and neighbouring towns. A public transport map is shown on page 3 of the DAS.
- 2.6 The ginnel is approximately 3.83m wide. Beyond it are the rear gardens of properties fronting Delamere Road. The rear gardens that will be closest to the Proposed Development (8 and 10 Delamere Road) have large outbuildings in their rear gardens, as can be seen in Figure 2 below. Their gardens are long and approximately 20m from the rear of the houses. The outbuildings are also shown on the site location plan.

Figure 2 – Aerial View showing Site's relationship with Delamere Road properties.



- 2.7 In summary, the Site is sustainable and in an appropriate location for increased residential densities.

3. PLANNING HISTORY

- 3.1 As set out in the *Introduction* section of this statement, planning permission was refused for a larger extension for four flats on 11th June 2024 for two reasons.
- 3.2 In terms of impact, the officer's delegated report that accompanied the refused planning application sets out that:

"The gable end of the existing building lies in close to the northern boundary of the site, separated only by a low brick wall. The proposed extension would extend very near to the site boundary. At this proximity it would form an oppressive and overbearing feature causing harm to the outlook from the affected windows and garden areas for the occupiers of the neighbouring properties and due its scale and mass would overshadow these properties for parts of the day."

- 3.3 As will be demonstrated in this statement, the Proposed Development will be set back from the boundary, thereby reducing its impact. Moreover, the application is supported by an overshadowing report that sets out that there will be no material impact upon overshadowing.

- 3.4 Turning to design, the officer's report stated:

"The existing building is of a symmetrical design with repetitive detailing to the principal elevation in terms of its roof design, window layout, bays and proportions."

The juxtaposition of the increased roof ridge height as a result of the proposed extension and the introduction of a three storey, flat roof element, which would project beyond the plane of the front elevation, is inconsistent with the original design and would unbalance the appearance of the building. The lack of uniformity and cohesion would unbalance the appearance of the building and the extension would appear awkward, at odds with the established design. The impact would be heightened by the proposed windows proportions."

It is therefore maintained that proposal fails to accord with the relevant policies of the development plan and associate guidance."

- 3.5 The Proposed Development has taken on board these comments incorporated the existing features of the building such as bay windows, dormer windows and a front porch into the design. The site elevation is also broken up by way of a setback as well as decorative brickwork.

4. PLANNING POLICY CONTEXT

- 4.1 The development plan for the Site is the Core Strategy (2012-2027), together with the Addendum to the Core Strategy (2024), Places for Everyone Greater Manchester Joint Development Plan and the saved Unitary Development Plan Policies.
- 4.2 The Site is located in Levenshulme District Centre.

5. DETAILS OF THE PROPOSED DEVELOPMENT

- 5.1 The Proposed Development utilises some of the soft landscaping area for the extension. The extension will be three storeys in height with accommodation in the pitched roof. It will accommodate three flats over four floors.
- 5.2 The front façade will have a projecting bay window and dormer window in the centre, a flat façade with three windows and a dormer window to the east and a stair core and projecting ground floor entrance to the west. The stair core will be approximately 1m lower than the main ridgeline and will be approximately half the depth of the main building. This creates a setback on the side elevation, which adds interest and breaks up the façade. This elevation will also have brick detailing. The rear façade will be flat and continue to fenestration pattern. The extension will be built using materials that match the existing building. Materials are clearly shown on the elevation drawings contained in the DAS.
- 5.3 The extension will be 5.8m from the western boundary. The stair core will be 3.5m from the western boundary.
- 5.4 Internally, the extension will create three new flats. Their specifications are set out in the table below.

Unit	Floor	Bedrooms	Occupancy (persons)	Size (m ²)
1	Ground	1	1	40
2	First	1	1	40
3	Second/Third	1	2	66

- 5.5 The Proposed Development also seeks to rationalise the car and cycle parking, and waste storage, which is arranged informally on site presently. The hardstanding will be marked out to accommodate 16 spaces for 19 units. A secure and covered bike store for 20 cycles will be provided in the southeastern corner of Site. Waste and recycling provision will be provided in the north-eastern corner. It will also be covered and secured. A pergola is proposed in the northwestern corner for amenity purposes for the residents.
- 5.6 Finally, the Proposed Development will enhance landscaping and biodiversity around the site as shown in Figure 3. This includes modified grassland around the entrance to each building, native

hedgerows and urban trees along the rear boundary and ground level planters around the pergola. Bat boxes will also be included as part of the Proposed Development.

Figure 3 – Proposed Landscaping Plan



6. PLANNING CONSIDERATION

6.1 This section examines the following material planning considerations in turn below:

- The principle of development.
- Residential amenity.
- Design.
- Biodiversity
- Transport; and
- Waste.

The Principle of Development

6.2 Policy S03 of the Core Strategy seeks to provide a significant increase in high quality housing provision in sustainable locations throughout the City. Against this background, Policy H6 of the Core Strategy establishes that South Manchester will only accommodate around 5% of new residential development over the lifetime of the Core Strategy. The reason given for this, is because there is a lack of land available for new residential development. Policy H6 sets out that high density development in South Manchester will generally only be appropriate within the district centres of *inter alia* Levenshulme.

6.3 The Proposed Development provides high density housing in the form of three one-bed flats. This provision will make a meaningful contribution towards the amount of housing that South Manchester needs to provide.

Residential Amenity

6.4 Policy DM1 of the Core Strategy sets out that new development should have regard to the effect it has upon amenity, including privacy and light.

6.5 As can be seen on the Site Section drawing, the Proposed Development has been reduced in scale significantly from the proposal that was refused planning permission. It has been brought in from the boundary by 5.8m on the main building and 3.6m from the stair core that is smaller in height.

6.6 The Site Section drawing also shows that the gardens closest to the Proposed Development have outbuildings at the rear. This provides an extra amenity buffer to the Proposed Development, in addition to the ginnel which is a further 3.83m wide. As can be seen on the section drawing, the Proposed Development is approximately 15m away from the rear garden. It is a further 23.5m away

from the rear building line of the houses. This is considered to be a comfortable distance and should not give rise to an undue sense of enclosure. Moreover, this is assisted through the breaking up of the side elevation, which in turn reduces the massing of the development.

- 6.7 In terms of overshadowing, the Applicant has commissioned PEC to assess this issue. Accompanying this application is their Overshadowing Assessment (“**OA**”). The OA assesses the impact the Proposed Development will have on the rear gardens of properties fronting Delamere Road having regard to the BRE Guidelines. The OA confirms that the Proposed Development is compliant with BRE Guidelines and the impact will not be significant i.e. material. The OA has also assessed sunlight and daylight and confirms the Proposed Development will be compliant with BRE Guidelines in this regard.
- 6.8 In light of the above, it is considered the Proposed Development now accords with Policy DM1 of the Core Strategy.

Design

- 6.9 Policy DM1 of the Core Strategy should have regard to the appropriate siting, layout, scale, form, massing, materials and details. The policy also states that development should have regard to the character and appearance of the area.
- 6.10 In response to this, the Proposed Development repeats the pattern of the existing blocks of flats by incorporating bay windows, front dormers and front porches. Fenestrations is also replicated. The side elevation is broken up due to the location of the stair core, which is approximately half the depth of the main building. The stair core also reduces the massing of the building. Decorative brick banding has been incorporated into the elevation to add further interest. The Proposed Development will be built using materials that match and are in keeping with the existing building.
- 6.11 For the above reasons, the Proposed Development accords with Policy DM1 of the Core Strategy.

Biodiversity

- 6.12 Accompanying this application is a Biodiversity New Gain report prepared by Wildnature. This report includes a Preliminary Ecological Appraisal (“**PEA**”). The PEA establishes that there are no protected or non-native invasive plant species on the Site. It also sets out that there was no evidence of bats recorded on Site and that the building had no potential roost features. There was no record of any other protected or notable species such as reptiles, badgers, birds or invertebrates.
- 6.13 In terms of biodiversity net gain, the baseline conditions were low are consisted of modified grass line and small area of bramble scrub and a Leylan Cypress tree which was in poor condition.

- 6.14 As set out in the Application Proposal section of this statement, a number of landscaping and biodiversity measures are proposed including tree planting, planters and hedgerows (see Figure 3). In addition to this bat boxes are also proposed.
- 6.15 In light of these measure, the report is able to conclude that the 10% biodiversity net gain target, as et out in the NPPF, will be achieved.

Transport

- 6.16 The Proposed Development regularises the car parking on site. It is currently arranged informally. 16 spaces will be provided for 19 flats. 2021 Manchester City Council census data sets out that 39% of households do not own a car. As such and given the Site is in a highly sustainable location, the development will have sufficient car parking provision. To support other forms of transport, the Proposed Development will provide 20 secure and covered cycle parking spaces. As such, the Proposed Development is considered to be acceptable in highways terms.

Waste

- 6.17 The waste provision has also been located to a sensible location as shown on the proposed Bin Store and Routes plan. The plan provides elevations of the bin store and highlights the refuse collection point.

7. CONCLUSIONS

- 7.1 In summary, the Proposed Development addresses the two previous reasons for refusal by setting back the proposed extension from the side boundary and repeating the pattern of the existing block of flats. These amendments reduce the impact of amenity and extend the block of flats with a design that is in keeping with the exiting building.
- 7.2 In doing so, the Proposed Development will bring about several laudable planning benefits. These include:
- Producing three energy efficient flats in a highly sustainable location;
 - Regularise the car parking properly so residents know where to park and can do safely;
 - Provide cycle parking for all residents; and
 - Improve landscaping and ecology across the Site in accordance with Bio-diversity net gain targets.
- 7.3 In light of the above, the Proposed Development accords with the development plan and should be properly granted permission.